



**648 Aberdeen Crescent W
Lethbridge, Alberta**

MLS # A2131079



\$517,900

Division:	West Highlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Side		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: n/a

Welcome to this charming corner-lot retreat, where modern updates blend seamlessly with timeless appeal. Nestled in a quiet neighborhood, this residence boasts a welcoming ambiance from the moment you step onto its expansive porch and through the entrance to a striking staircase. This spacious home offers 4 bedrooms and 4 bathrooms across 1840 sq. ft. with additional square footage in both the finished basement and garage. The main level is a haven for culinary enthusiasts, featuring a generously sized, updated kitchen equipped with a convenient double oven, granite countertops, and ample cabinet storage and counter space. Along with the kitchen, the main floor includes an open concept layout with a large living room area that flows effortlessly into a well-appointed dining room, and a 2-piece bathroom adds convenience to this level. Ascending to the upper level, discover three bedrooms, including the luxurious master suite. The master bedroom features a tranquil 4-piece ensuite, complete with a spacious soaker tub and a walk-in closet, offering a private sanctuary to unwind after a long day. But the offerings don't stop there. As you make your way to the basement you are greeted with a bar area that includes a full-size fridge, bar sink and plenty of storage for your entertaining needs. This additional 780+ sq. ft. of living space offers endless possibilities for customization to suit your lifestyle needs. Whether you envision a home gym, office space, or recreation/entertainment area, the open layout provides the perfect canvas to bring your ideas to life. For those garage enthusiasts, prepare to be impressed by the attached oversized garage, spanning an impressive 28x25 feet (717 sq. ft.) with 12 ft. high ceilings. With two garage doors, effortlessly accommodating two vehicles becomes a breeze, providing both convenience and functionality. Whether

you have an extensive tool collection, dream of a workshop space, or simply need room for storage, this garage offers the perfect solution. As you step outside from the dining room onto the expansive covered deck, boasting a sturdy concrete foundation, you will find the offering for the perfect setting for al fresco gatherings or serene evenings under the stars during the warmer months. With its blend of modern amenities, ample living space, and outdoor oasis, this residence offers a harmonious balance of comfort and sophistication, making it the perfect place to call home. Contact your real estate agent today to schedule your showing and experience the charm and convenience this property has to offer.